

This Instrument Prepared By:
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First Amendment to Declaration of Affordable Housing Restrictions

THIS AMENDMENT TO AFFORDABLE HOUSING RESTRICTIONS

(“Amendment”) is made and entered into this ____ day of _____, 2026, by and between CITY OF KEY WEST, a Florida Municipality, hereinafter referred to as “Declarant”, and MONROE COUNTY, a political subdivision of the State of Florida, as owner of the Property hereinafter referred to as “County”.

WITNESSETH

WHEREAS, the City made and entered into the Affordable Housing Restrictions dated September 17, 2019, for the real property located at 255 Trumbo Rd, Key West, Florida (hereinafter “Property”) to preserve affordability of the Property;

WHEREAS, the Key West Police Department (KWPD) has requested use of the one-story non-residential building containing approximately 897 sq. ft. for use by the KWPD Marine Unit; and

WHEREAS, the parties desire to enter into this First Amendment to the Declaration of Affordable Housing Restrictions to allow for the one-story non-residential building on the real property to be used .

NOW THEREFORE, in consideration

1. The recitals contained herein are true and correct and incorporated herein by reference.
2. The Lease is presently valid and in full force and effect.
3. Amended as follows:

IV. OCCUPANCY, LEASING AND USE OF THE PROPERTY

B. The subject property may include a single-story non-residential building which may be used in conjunction with law enforcement entities for non-residential uses.

4. Except as expressly modified by this Amendment, all terms and conditions of the Affordable Housing Restrictions remain in full force and effect, binding upon the parties.
5. Each party agrees that they have the authority to sign this Agreement on behalf of each party and represents and warrants that such person has the full right and authority to enter into this Agreement on behalf of such party and to fully bind such party to the terms and obligations of this Agreement.

IN WITNESS WHEREOF, the undersigned executed this First Amendment to Ground Lease Agreement this __ day of _____, 2026.

CITY OF KEY WEST:

(SEAL)

ATTEST:

CITY OF KEY WEST

Keri O'Brien
City Clerk
Date: _____, 2026

Mayor Danise Henriquez
Date: _____, 2026

MONROE COUNTY:

(SEAL)

ATTEST: KEVIN MADOK,
CLERK OF MONROE COUNTY, FLORIDA

MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____

Date: _____, 2026

By: _____

Date: _____, 2026